

5 NORWOOD HOUSE, 6 LANDSDOWN CRESCENT  
CHELTENHAM, GLOUCESTERSHIRE, GL50 2JY



## 5 NORWOOD HOUSE, 6 LANDSDOWN CRESCENT

Located on the top floor of an impressive Grade II listed Regency terrace, a well presented two double-bedroom apartment with well-proportioned accommodation and impressive views, within a short walk of Montpellier, Christ Church and the nearby railway station. No onward chain.

- Regency terrace within walking distance of local amenities including boutique shops, bars and cafes
- Top floor beautifully presented 2 double-bedroom apartment with far reaching views
- Greatly improved by the current owner to include a modern bathroom, redecorated, a new boiler and re-carpeted throughout with sound proofing underlay
- Large sitting room with attractive fireplace
- Re-furbished sash windows with draft proofing
- Well-proportioned modern kitchen with integral fridge, freezer and Smeg cooker with double doors on to the sitting room
- Communal hall with secure entry
- Internal staircase with generous storage
- Long lease with a share of freehold
- Parking

### DESCRIPTION

An exceptionally well presented two double-bedroom apartment located on the top floor of an impressive Grade II listed Regency terrace. During the present owner's tenure, Flat 5 Norwood House has been the subject of a thoughtfully considered programme of improvement including a new bathroom, redecorated throughout and a new gas boiler.





### SITUATION

Norwood House is situated on Landsdown Crescent, within a short walk to Christ Church and the nearby railway station. Also located very close to Montpellier which boasts a wide range of bespoke shops and boutiques, restaurants and wine bars. The Promenade and town centre are close to hand, as is the towns internationally renowned schools including Cheltenham Ladies' College and Dean Close. Cheltenham is a vibrant town enjoying a number of internationally recognised festivals throughout the year including literature, food, music, science and Jazz.

### GENERAL INFORMATION

Services: Mains water, electricity and drainage. Gas central heating.

Tenure: Leasehold with share of freehold. Approx. 967 years remaining. Service charge approx. £100 per month

Local Authority: Cheltenham BC: 01242 262626.

Council Tax Band: C—Approx.£1,614.80pa.

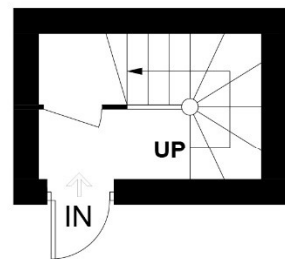
### VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

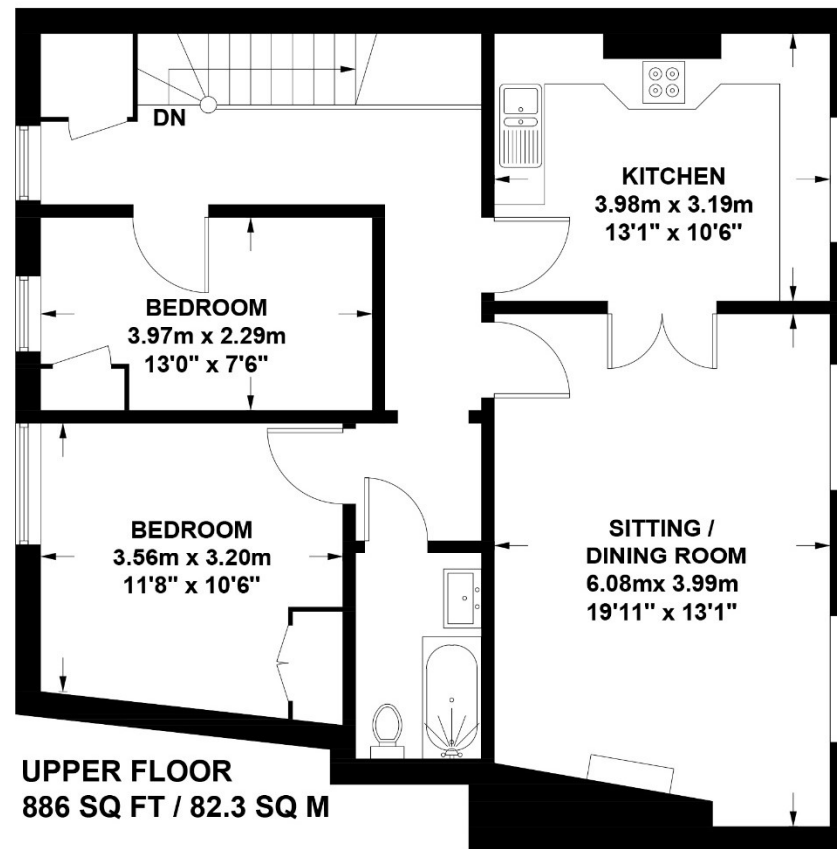
Approximate Gross Internal Area = 87.0 sq m / 936 sq ft



 = REDUCED HEADROOM BELOW 1.5M / 5'0



**LOWER FLOOR**  
50 SQ FT / 4.7 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated.

Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Cheltenham Home Inspection © 2021

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